

ZONING MAP COMPOSITE

- ND NEIGHBORHOOD DEVELOPMENT DISTRICT
- R1 LOW-DENSITY RESIDENTIAL DISTRICT
- RV RECREATIONAL VEHICLE DISTRICT
- CD CONSERVATION DISTRICT
- RU RURAL DISTRICT

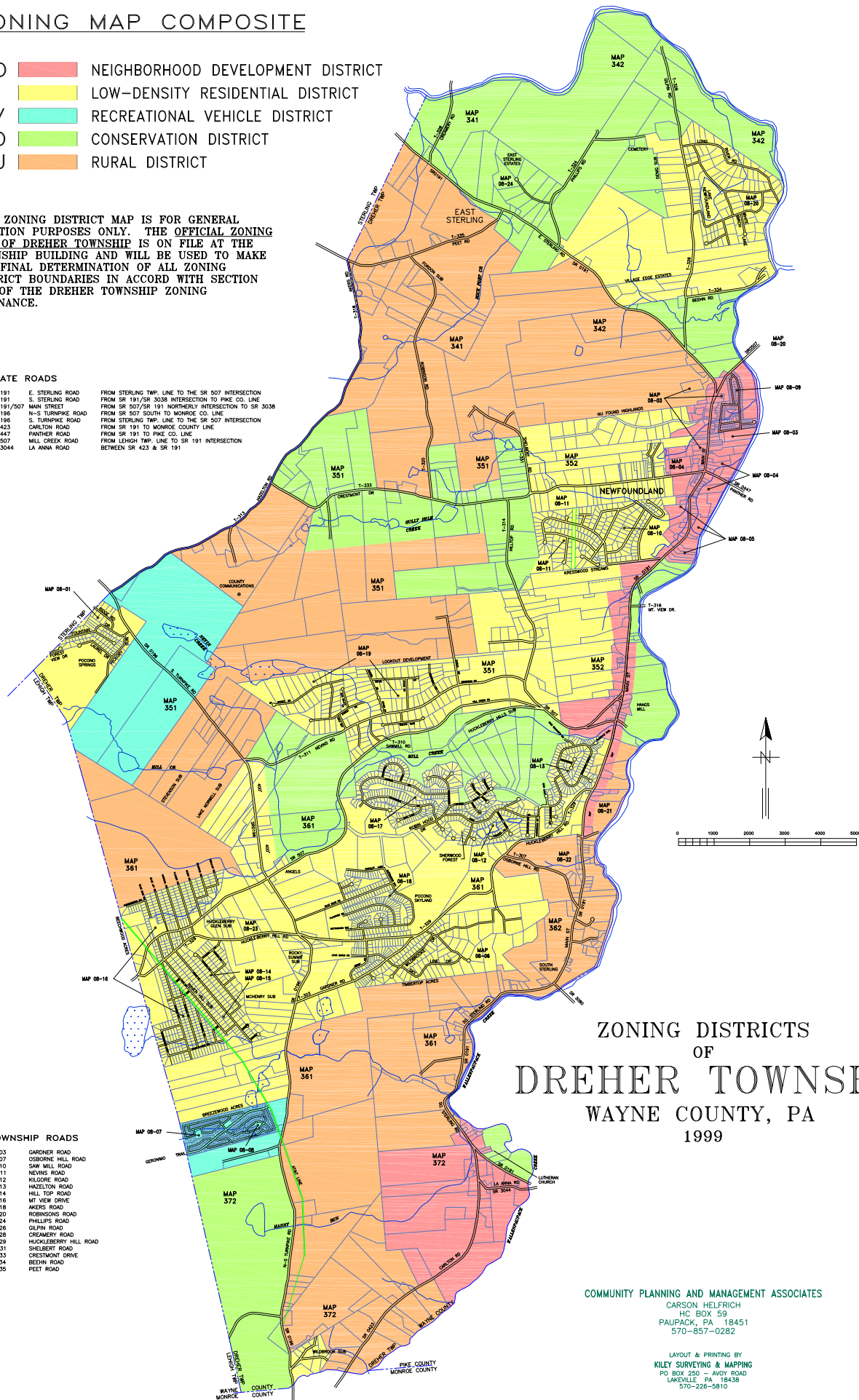
THIS ZONING DISTRICT MAP IS FOR GENERAL LOCATION PURPOSES ONLY. THE OFFICIAL ZONING MAP OF DREHER TOWNSHIP IS ON FILE AT THE TOWNSHIP BUILDING AND WILL BE USED TO MAKE THE FINAL DETERMINATION OF ALL ZONING DISTRICT BOUNDARIES IN ACCORD WITH SECTION 403 OF THE DREHER TOWNSHIP ZONING ORDINANCE.

STATE ROADS

- | | | |
|------------|-------------------|--|
| SR 191 | E. STERLING ROAD | FROM STERLING TWP. LINE TO THE SR 507 INTERSECTION |
| SR 191 | S. STERLING ROAD | FROM SR 191/SR 3038 INTERSECTION TO PIKE CO. LINE |
| SR 191/507 | MAIN STREET | FROM SR 507/SR 191 NORTHERLY INTERSECTION TO SR 3038 |
| SR 196 | N-S TURNPIKE ROAD | FROM SR 507 SOUTH TO MONROE CO. LINE |
| SR 196 | S. TURNPIKE ROAD | FROM STERLING TWP. LINE TO THE SR 507 INTERSECTION |
| SR 423 | CARLTON ROAD | FROM SR 191 TO MONROE COUNTY LINE |
| SR 447 | PANTHER ROAD | FROM SR 191 TO PIKE CO. LINE |
| SR 507 | MILL CREEK ROAD | FROM LEHIGH TWP. LINE TO SR 191 INTERSECTION |
| SR 3044 | LA ANNA ROAD | BETWEEN SR 423 & SR 191 |

TOWNSHIP ROADS

- | | |
|-------|-----------------------|
| T-303 | GARDNER ROAD |
| T-307 | OSBORNE HILL ROAD |
| T-310 | SAW MILL ROAD |
| T-311 | NEVINS ROAD |
| T-312 | KILGORE ROAD |
| T-313 | HAZELTON ROAD |
| T-314 | HILL TOP ROAD |
| T-316 | MT VIEW DRIVE |
| T-318 | ANKERS ROAD |
| T-320 | ROBINSONS ROAD |
| T-324 | PHILLIPS ROAD |
| T-326 | GULPIN ROAD |
| T-328 | CREAMERY ROAD |
| T-329 | HUCKLEBERRY HILL ROAD |
| T-331 | SHELBY DRIVE |
| T-333 | CRESTMONT DRIVE |
| T-334 | BETHUN ROAD |
| T-335 | FEET ROAD |



ZONING DISTRICTS OF DREHER TOWNSHIP WAYNE COUNTY, PA 1999

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SCHEDULE OF USES**CD - CONSERVATION DISTRICT**

This District is intended to provide for the preservation of remaining areas of open space and critical environmental areas within the Township while allowing for the development of very low density housing and other compatible land uses such as agriculture and recreation.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> - Agriculture excluding intensive livestock operations - Commercial nurseries & greenhouses - Forestry enterprises - Group care facilities - Natural resource use, minor - Single-family detached dwellings 	<ul style="list-style-type: none"> - Bed and breakfast establishments - Campgrounds - Cemeteries - Club houses and lodges - Commercial Communication Devices - Home Occupations* - Intensive livestock operations - Natural resource uses - Outdoor shooting and archery ranges - Storage yards for forest products and minerals 	<ul style="list-style-type: none"> - Public buildings or uses - Semi-public buildings or uses 	<ul style="list-style-type: none"> - Carports - Commercial Communication Devices in accord with Section 528.2,A - Customary accessory uses and structures - Essential services - Farm stands - Garages - Home gardening, nurseries and greenhouses - Private parking areas and garages - Private stables on at least three (3) acres - Private swimming pools - Signs in association with an approved use - TV satellite dishes accessory to residential structures - Yard sales

Uses not listed on this CD Schedule shall not be permitted in the CD District except in accord with Section 406.

*See Section 503.2 for certain home occupations which are considered accessory uses.

RU - RURAL DISTRICT

This District is intended to provide areas within the Township for development of various uses which are compatible with a rural environment but need to be carefully reviewed and perhaps conditioned to limit injurious impacts on the area.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> - Agriculture - Commercial nurseries & greenhouses - Forestry enterprises - Group care facilities - Intensive livestock operations - Natural resource use, minor - Single-family detached dwellings - Two-family dwellings 	<ul style="list-style-type: none"> - Abused person shelters - Agricultural products processing* - Airports* - Bed and breakfast establishments - Cemeteries - Child care centers - Clubhouses and lodges - Cluster development - Commercial communication devices - Construction and commercial trades in accord with Section 527* - Contracting and trades in accord with Section 527* - Country clubs - Detention facilities - Golf courses excluding miniature golf courses and driving ranges - Health facilities* - Home occupations* - Institutional uses* - Kennels - Manufacturing* - Mobile home parks - Natural resource uses - Natural resources processing* - Recycling, small collection facilities - Recycling, large collection facilities* - Research and development* - Restaurants / - Sawmills - Stables, commercial* - Storage yards for forest products and minerals - Swimming pools, commercial - Tourist recreation and lodging facilities - Treatment centers/clinics* - Undertaking establishments - Warehousing* - Wind farms* <p>*Permitted only on parcels of five (5) acres or more in size, and front side and rear yards (setbacks) shall be, at a minimum, set by the Township at twice the normal yard requirements of the District.</p>	<ul style="list-style-type: none"> - Public buildings or uses - Semi-public buildings or uses 	<ul style="list-style-type: none"> - Carports - Commercial communication devices in accord with Section 528.2,A - Customary accessory uses and structures - Essential services - Farm stands - Garages - Home gardening, nurseries and greenhouses - Private non-commercial parking areas and garages incidental to residential or commercial uses - Private stables on at least three (3) acres - Private swimming pools - Signs in association with an approved use - TV satellite dishes accessory to residential structures - Yard sales

Uses not listed on this RU Schedule shall not be permitted in the RU District except in accord with Section 406.

*See Section 503.2 for certain home occupations which are considered accessory uses.

R-1 - LOW DENSITY RESIDENTIAL DISTRICT

The purpose of this District is to provide sufficient space for a mixture of types on lots of sizes adequate to safely permit on-site sewage disposal and water supply and other necessary improvements, and other uses compatible with residential uses.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> - Agriculture excluding intensive livestock operations - Commercial nurseries & greenhouses - Forestry enterprises - Group care facilities - Single-family detached dwellings - Two-family dwellings 	<ul style="list-style-type: none"> - Bed and breakfast establishments - Boarding and lodging homes - Cemeteries - Child care centers - Cluster development - Conversion to two-family or multi-family dwellings - Golf courses excluding miniature golf and driving ranges - Home occupations* - Natural resource uses, minor - Multi-family dwellings - Recycling, small collection facilities - Undertaking establishments 	<ul style="list-style-type: none"> - Public buildings or uses - Semi-public buildings or uses 	<ul style="list-style-type: none"> - Carports - Commercial communications devices in accord with Section 528.2,A - Customary accessory uses and structures - Essential services - Farm stands - Garages - Home gardening, nurseries and greenhouses - Private non-commercial parking areas and garages incidental to residential or commercial uses - Private stables on at least three (3) acres - Private swimming pools - Signs in association with an approved use - TV satellite dishes accessory to residential structures - Yard sales

Uses not listed on this R-1 Schedule shall not be permitted in the R-1 District except in accord with Section 406.

*See Section 503.2 for certain home occupations which are considered accessory uses.

ND - NEIGHBORHOOD DEVELOPMENT DISTRICT

The purpose of this District is to provide areas for the normal development of business and service activities to serve the residents of the Township and surrounding communities.

PRINCIPAL PERMITTED USES	CONDITIONAL USES		SPECIAL EXCEPTIONS
<ul style="list-style-type: none"> - Agriculture excluding intensive livestock operations - Forestry enterprises - Group care facilities - Single-family detached dwellings - Two-family dwellings 	<ul style="list-style-type: none"> - Additions and expansions of any conditional use - Adult businesses - Amusement arcades - Amusement parks - Animal hospitals - Banks - Bed and breakfast establishments - Boarding and lodging homes - Building, contracting and related businesses - Bulk fuel storage facilities - Bus terminals - Business and professional offices - Car and truck washes - Child care centers - Club houses and lodges - Cluster development - Commercial recreation facilities - Country clubs - Fast food/drive through restaurants - Flea markets - Garden centers - Gasoline service stations - Greenhouses, commercial - Health facilities - Home occupations* - Hotels, motels and other lodging facilities - Institutional uses - Junk yards - Kennels - Manufactured housing sales facilities - Manufacturing 	<ul style="list-style-type: none"> - Medical and dental offices - Mini-warehouses - Multi-family dwellings - Natural resources processing - Natural resource uses - Natural resource uses, minor - Nurseries, commercial - Office buildings - Personal service shops - Private recreation facilities - Private schools - Private stables - Professional offices - Recycling, small and large collection facilities - Research and development - Restaurants - Retail & service establishments - Shopping centers & malls - Solid waste disposal facilities, staging areas - Speciality shops - Studios - Tourist recreation and lodging facilities - Truck stops - Truck terminals - Undertaking establishments - Vehicle sales, supply and service facilities - Warehouses - Wholesale businesses 	<ul style="list-style-type: none"> - Public buildings or uses - Semi-public buildings or uses
			<p style="text-align: center;">ACCESSORY USES</p> <ul style="list-style-type: none"> - Carports - Commercial communication devices in accord with Section 528.2,A - Customary accessory uses and structures - Essential services - Farm stands - Garages - Home gardening, nurseries and greenhouses - Private non-commercial parking areas and garages incidental to residential or commercial uses - Private stables on at least three (3) acres - Private swimming pools - Signs in association with an approved use - TV satellite dishes accessory to residential structures - Yard sales

*All mobile home parks shall comply with Township Ordinance No. 1-78, MH-RV Park Ordinance.

NOTE: Joint Commercial /Residential use is permitted in the ND District in accord with section 533 of this ordinance. A joint commercial/residential use shall be classified as a principal permitted use, conditional use, or special exception in accord with the requirement for the proposed commercial use as set forth on this ND District, schedule of uses.

Uses not listed on this ND Schedule shall not be permitted in the ND District except in accord with Section 406.

*See Section 503.2 for certain home occupations which are considered accessory uses.

RV- RECREATION VEHICLE DISTRICT

The purpose of the RV District is to provide areas for active recreational opportunities for transient populations near active recreation areas but located away from residences and other areas where the activities would have a negative affect due to noise and other nuisances.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES*
<ul style="list-style-type: none"> - Agriculture excluding intensive livestock operations - Commercial nurseries & greenhouses - Forestry enterprises - Single-family detached dwellings *** - Two-family dwellings*** 	<ul style="list-style-type: none"> - Amusement parks - Bed and breakfast establishments - Boarding and tourist homes - Campgrounds** - Clubhouses and lodges - Commercial communication devices - Golf courses - Group care facilities - Home occupations**** - Mobile home parks** - Natural resource uses, minor - Private recreation facilities - RV parks** - Recreational subdivisions - Recycling, small collection facilities - Tourist recreation and lodging facilities - Wind farms 	<ul style="list-style-type: none"> - None 	<ul style="list-style-type: none"> - Carports - Commercial communication devices in accord with Section 528.2,A - Customary accessory uses and structures - Essential services - Garages - Home gardening, nurseries and greenhouses - Private parking areas and garages - Private stables - Private swimming pools - Signs in association with an approved use - TV satellite dishes accessory to residential structures - Yard sales

NOTES:

*No accessory uses or structures shall be permitted in RV Parks and campgrounds on individual lots or campsites; except in the case of non-transient recreational vehicle parks, one recreational vehicle, one carport and one utility shed shall be permitted.

**All mobile home parks, campgrounds and recreational vehicle parks shall comply with Township Ordinance No. 1-78, Mobile Home-Recreational Vehicle Park Ordinance and the Township Subdivision and Land Development Ordinance.

***Single-family and two-family permanent dwellings are prohibited in recreational subdivisions, transient or non-transient.

****See Section 503.2 for certain home occupations which are considered accessory uses.

ADDITIONAL NOTES:

- No permanent residences, dwellings, or structures shall be located in the RV District, except as noted above.

- All inhabitable structures or dwelling units in recreational subdivisions shall be designed or constructed to be moveable or removable within twenty-four (24) hours.

Uses not listed on this RV Schedule shall not be permitted in the RV District except in accord with Section 406.

407 Development Standards

The Schedule of Development Standards which follows establishes minimum standards for lot area; lot depth, lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare. The Supplementary Regulations contained in Article V and the standards contained in Section 509 establish additional criteria for specific uses.

DREHER TOWNSHIP ZONING ORDINANCE
SCHEDULE OF DEVELOPMENT STANDARDS

I. Standards applicable to all principal uses in all Districts except the Conservation District except as otherwise may be provided by this Ordinance. Two-family dwellings- See Note #2 and #3.

Type of Water Supply and Sewage Disposal	Minimum Lot Area (Acres)	Minimum Lot Width (ft.)/ Depth (ft.)	Maximum Lot Depth to Lot Width Ratio	Minimum Yards (ft.)			Maximum Building Height (ft.)	Maximum Lot Coverage (%)
				Front	Side	Rear		
A. On-site water and on-site sewage	2.0	175/175	3:1	50	50	50	35	20 (residential) 40 (non-residential)
B. Central water and on-site sewage	1.0	150/150	3:1	35	25	50	35	20 (residential) 40 (non-residential)
C. Central sewage and on-site water	1.0	150/150	3:1	35	25	50	35	20 (residential) 40 (non-residential)
D. Central water and central sewage	0.75	100/100	3:1	35	25	25	35	20 (residential) 40 (non-residential)

II. Conservation District Standards- applicable to all principal uses.

Zoning District	Minimum Lot Area (Acres)	Minimum Lot Width (ft.)/ Depth (ft.)	Maximum Lot Depth to Lot Width Ratio	Minimum Yards (ft.)			Maximum Building Height (ft.)	Maximum Lot Coverage (%)
				Front	Side	Rear		
CD	2.0	175/175	3:1	50	50	50	35	20 (residential) 40 (non-residential)

III. Maximum Lot Depth to Lot Width Ratio - 3:1 (applicable in all Districts)

IV. Maximum Building Height (measured from average elevation of finished grade to highest part of building – see Definitions)

- A. Residential Structures: 35 feet
- B. Non-residential Structures: 35 feet

V. Maximum Lot Coverage (includes buildings, roads, parking areas, sidewalks, and other impervious surfaces -- see Definitions)

- A. Residential Uses: 20%
- B. Non-residential uses: 40%